

## PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, APRIL 27, 2011**, at **6:00 p.m.** to consider the following:

### ~~ZMAP 2008-0020 & SPEX 2009-0019~~

#### ~~NAHIDIAN PROPERTY~~

~~(Zoning Map Amendment Petition & Special Exception)~~

#### **POSTPONED**

~~Bahram A. Nahidian of Chantilly, Virginia, has submitted an application to rezone approximately 28.37 acres from the TR 3LBR (Transitional Residential 3) zoning district to the R 3 (Single Family Residential) zoning district in order to develop up to 6 single family detached residential units at a density of 1 dwelling unit per 4.02 acres. The property is located partially within the FOD (Floodplain Overlay District) and entirely within the QN (Quarry Notification) Overlay District Bull Run Note Area. The Applicant has also submitted an application for a special exception to permit a church, synagogue, and temple in the proposed R 3 zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-303(C). The property is approximately 28.37 acres in size and is located on the east side of Gum Spring Road (Route 659), approximately 0.5 mile south of Ticonderoga Road (Route 613), at 42313 Sweetwater Lane, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 109////////19/ (PIN# 210 40 3557). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Bull Run Subarea)), as amended by CPAM 2005-0001 (Density Review in the Northern Portion of the Lower Bull Run Subarea), and the 2010 Countywide Transportation Plan, which designate this area for residential uses at densities up to 1 dwelling unit per 3 acres in a Rural Village and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west.~~

### **SPEX 2010-0014 & SPEX 2010-0015**

#### **KIDS N CRITTERS**

*(Special Exception)*

Cattail Extraordinary, LLC, of Purcellville, Virginia has submitted an application for special exceptions to permit a child care center and an animal hospital in the JLMA-3 (Joint Land Management Area-3) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses are both listed as Special Exception uses under Table 2-1203 of Section 2-1203. The child care center use is also subject to the additional regulations of Section 5-609(B) and the animal hospital use is also subject to the additional regulations of Section 5-631. The modification of the buffering and screening requirements applicable to the proposed Special Exception uses is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests a modification of Table 5-1414(B) of Section 5-1414(B), the Buffer Yard and Screening Matrix, to 1) Modify the required plantings and reduce the minimum width of the Type 2 Side Buffer Yard located along the eastern boundary of the property from 20 feet to 15 feet; and 2) Modify the required plantings and reduce the minimum width of the Type 2 Side Buffer Yard located along the western boundary of the property from 20 feet to 10 feet. The property is approximately 3.9 acres in size and is located on the south side of Edwards Ferry Road (Route 773), approximately 0.6 mile east of the intersection of Battlefield Parkway NE and Edwards Ferry Road, at 42951 Edwards Ferry Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /49////////10/ (PIN# 147-20-

4696). The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Policy Area), the 2010 Revised Countywide Transportation Plan, Leesburg Area Management Plan, Loudoun County Bicycle and Pedestrian Mobility Master Plan, and Countywide Retail Plan, which designate this area for Residential uses.

**SPEX 2010-0028**  
**TRUMP NATIONAL GOLF CLUB - WASHINGTON D.C.**  
*(Special Exception)*

Trump National Golf Club Washington DC, LLC, of New York, New York has submitted an application for a special exception to permit a 3,800 square foot golf cart storage building in the FOD (Floodplain Overlay District-Major Floodplain) zoning district. The property is zoned PDH-4 (Planned Development Housing-4) under the Revised 1993 Zoning Ordinance, and is administered under the 1972 Zoning Ordinance, and the proposed use is listed as a special exception use under Section 740.7.6. The area of the proposed special exception is a 0.69 acre portion of an approximately 487 acre parcel and that is located northeastward of Algonkian Parkway (Route 1582), on the north side of Lowes Island Boulevard (Route 1652), on the south side of the Potomac River, at 20385, 20391, and 20393 Lowes Island Boulevard, and 20211 Water Mark Place, Sterling, Virginia, in the Sugarland Run Election District. The property is more particularly described as Tax Map Tax Map /65/////////4P (PIN# 005-40-1940). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Potomac Community)), which designate this area for residential use.

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). If the public hearing is cancelled due*

*to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*

J. Kevin Ruedisueli, Chairman